

171.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

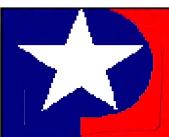
817,700 / 817,700

USE VALUE:

817,700 / 817,700

ASSESSED:

817,700 / 817,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		WACHUSETT AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	CONTI RICHARD G/TRUSTEE
Owner 2:	CONTI FAMILY IRREVOCABLE TRUST
Owner 3:	

Street 1: 16 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CONTI RICHARD G -

Owner 2: -

Street 1: 16 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code								Land Size			Building Value	
101								Yard Items			Land Value	
11250.000								530,200			817,700	
Total Card								Entered Lot Size			GIS Ref	
0.258								Total Value			GIS Ref	
287,500								817,700			Insp Date	
Total Parcel								Total Land:			06/14/18	
0.258								Land Unit Type:			Parcel ID	
287,500								171.0-0003-0012.0			13259!	
Source: Market Adj Cost								Total Value per SQ unit /Card:			1485.02	
485.02								/Parcel: 485.02			1485.02	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,500	0	11,250.	530,200	817,700		Year end	12/23/2021
2021	101	FV	279,100	0	11,250.	530,200	809,300		Year End Roll	12/10/2020
2020	101	FV	279,100	0	11,250.	530,300	809,400	809,400	Year End Roll	12/18/2019
2019	101	FV	221,400	0	11,250.	530,300	751,700	751,700	Year End Roll	1/3/2019
2018	101	FV	229,200	0	11,250.	469,700	698,900	698,900	Year End Roll	12/20/2017
2017	101	FV	229,200	0	11,250.	393,900	623,100	623,100	Year End Roll	1/3/2017
2016	101	FV	229,200	0	11,250.	393,900	623,100	623,100	Year End	1/4/2016
2015	101	FV	217,100	0	11,250.	340,900	558,000	558,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONTI RICHARD G	63052-436		12/12/2013	Convenience		1	No	No	
CONTI RICHARD	28697-480		6/12/1998	Family		1	No	No	A

Comment	Date	Result	By	Name
	6/14/2018	Meas/Inspect	BS	Barbara S
REPLACE SILLS	10/28/2008	Meas/Inspect	345	PATRIOT
ADD 1ST FL BATH	12/16/1999	Meas/Inspect	243	PATRIOT
	1/1/1982		GP	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

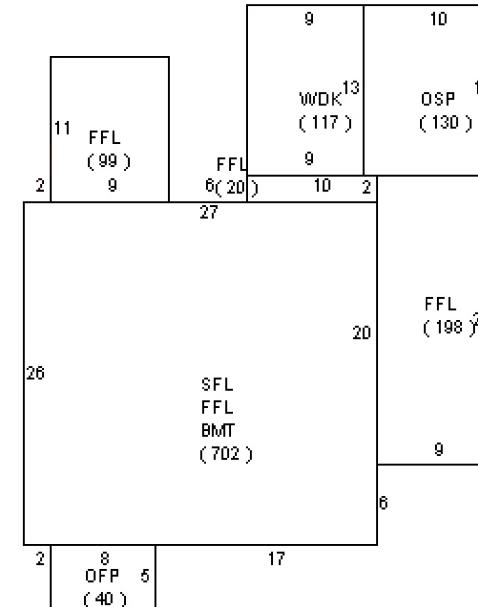
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**COMMENTS**

PDAS. OF=BMT SINK.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	0
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

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